

Memorandum



Date: September 18, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(0)(1)(A)

From: George M. Burdick
County Manager

Subject: Resolution Waiving Formal Bid Procedures Approving Award of a Sole Source Contract to Schindler Elevator Corporation for Elevator and Escalator Maintenance and Repair Services

This item was presented to the Budget and Finance Committee at their April 10, 2007 meeting as part of Agenda item 3C. At the direction of the Committee, Item 1.1 (Elevator and Escalator Maintenance and Repairs Services), was bifurcated from the original bid waiver package for placement on the Board of County Commissioners' agenda as a stand alone item.

Recommendation

It is recommended that the Board of County Commissioners waive competitive bidding procedures for the attached contracts to purchase goods and services pursuant to Section 2-8.1 of the County Code and Section 4.03(D) of the Home Rule Charter, in the best interest of Miami-Dade County.

Scope

The impact in the accompanying item is countywide in nature.

Fiscal Impact/Funding Source

The accompanying item states the funding source for each department utilizing a contract. It should be noted that no funds are to be expended on any contract if the department's budget cannot support such expenditures.

Track Record/Monitor

The recommended vendor in the accompanying item has not been noted as in default of any county contracts. Each department's contract manager is reflected in the accompanying Bid Waiver Package.

Background

Section 1 SOLE SOURCES

Item 1.1 Elevator and Escalator Maintenance and Repair Services is approval of a sole source contract for maintenance and repair services of Schindler elevators and escalators throughout the County.


Assistant County Manager




MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: September 18, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(O)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

✓ _____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(O) (1) (A)
09-18-07

RESOLUTION NO. _____

RESOLUTION WAIVING FORMAL BID
PROCEDURES AUTHORIZING AWARD OF A SOLE
SOURCE CONTRACT NO. SS1245-3/27 TO
SCHINDLER ELEVATOR CORPORATION FOR
ELEVATOR AND ESCALATOR MAINTENANCE AND
REPAIR SERVICES, AND AUTHORIZING THE
COUNTY MAYOR TO AWARD SAME, WITH
AUTHORITY TO EXERCISE OPTIONS-TO-RENEW
ESTABLISHED THEREUNDER

WHEREAS, the County Manager recommends to this Board to waive formal bid procedures for the purchase of goods and services which cannot be purchased under normal bid procedures,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds it is in the best interest of Miami-Dade County to waive formal bid procedures and authorize award of a sole source contract to Schindler Elevator Corporation for Elevator and Escalator Maintenance and Repair Services and to authorize the County Mayor to award same, with authority to exercise options-to-renew established thereunder pursuant to Section 4.03(D) of the Home Rule Charter and Section 2-8.1 of the County Code by a two-thirds (2/3s) vote of the Board members present.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz
Carlos A. Gimenez
Joe A. Martinez
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Audrey M. Edmonson
Sally A. Heyman
Dennis C. Moss
Natacha Seijas
Rebeca Sosa

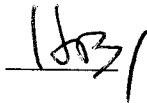
The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of September, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board with the exception of those items which the attached list specifically describes as funded or potentially funded by proceeds from the Charter County Transit System Surtax. The effectiveness of those is subject to the provisions of subsection (e) of section 29-124 of the County Code which specifies "no award shall be effective and no contractual relationship shall arise with the County unless and until approved by the [Citizens' Independent Transportation] Trust or re-affirmed by the County Commission."

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Hugo Benitez

It is recommended that the Board of County Commissioners waive the use of the formal bidding process for the item listed in this package pursuant to Section 4.03 (D) of the Home Rule Charter in the best interest of Miami-Dade County.

SECTION #1
SOLE SOURCES

Item 1.1

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the award of a sole source contract to Schindler Elevator Corporation for maintenance and repair services of Schindler elevators and escalators for various County departments. The Miami-Dade Transit (MDT) Department allocation will be funded with proceeds from the Charter County Transit Systems Sales Surtax to the extent justified by the allocation model that will charge the Surtax of the cost of any additional services implemented as a result of the approval of the sales tax. Additionally, construction items and/or construction related services purchased to provide ongoing preventive maintenance and/or repair services to MDT capital projects (as reflected in the Miscellaneous Capital Improvement Projects listing, as modified and approved, by the Board of County Commissioners on October 3, 2003) are to be funded 100% by the Surtax. As a result of the People's Transportation Plan (PTP), ridership has increased and riders are more frequently traversing via the elevators and escalators as a means to use the rail/mover services. The maintenance and repair services of elevators and escalators at various Metrorail and Metromover stations has increased due to the increase in use as mentioned. This is one of the PTP miscellaneous Capital Improvement Projects approved by the Board on October 7, 2003.

Contract No: SS1245-3/27

Contract Title: Elevator and Escalator Maintenance and Repair Services

Description: This contract is used to provide maintenance and parts on Schindler elevators and escalators.

Term: Five years, with three, five-year options-to-renew

Contract Amount: \$45,233,968 for the initial five year term

**Using/Managing Agencies
and Funding Sources:**

<u>Departments</u>	<u>Allocation</u>	<u>Funding Source</u>
Aviation	\$11,750,000	Operating Revenue
Corrections and Rehabilitation	\$ 1,183,968	General Fund
GSA	\$11,250,000	Building Rent Revenue
Housing	\$ 350,000	Federal Revenue
Seaport	\$ 3,000,000	Operating Revenue
Transit	\$17,600,000	Operating Revenue and Surtax
Park and Recreation	<u>\$ 100,000</u>	General Fund and Operating Revenue

Total: \$45,233,968

Previous Contract Allocation: \$19,765,833 for five years and seven months

Method of Award: Sole Source

Vendor:	Address	Principal
•Schindler Elevator Corp. (Non-local vendor)	20 Whippany Road Morristown, NJ 07960	Heikki J. Poutanen

Contract Measure: None

Review Committee Date: March 21, 2007; Item #2-07

Local Preference: Local Preference Ordinance does not apply.

Living Wage: The Living Wage Ordinance applies.

User Access Program (UAP): This contract includes the User Access Program provision. The 2% program discount will be collected on all purchases that do not utilize a federal funding source.

Contract Managers: Namita Uppal, Department of Procurement Management

Michael Chavez, General Services Administration

This contract includes allocation for seven departments. Each department has designated a Contract Manager.

Contract Effective Date: The effective date of this contract will be 10 days after its adoption by the Board of County Commissioners (BCC) and expiration of the Mayoral veto period.

JUSTIFICATION

Authorization is requested for approval of a sole contract to provide maintenance services for elevators and escalators at various County departments. The elevators and escalators covered under this contract have been identified as critical due to excessive public usage. Continuity of maintenance services is essential in order to maintain them fully operational at all times.

The requested contract allocation of \$45 million represents an increase when compared to the previous contract value. The new contract includes items not covered in previous contract. Of the \$45 million, \$20,523,528 is for regular maintenance services and for additional onsite personnel required by the Aviation and Transit departments to enhance response times for repairs and reduce outages due to aging equipment. In addition, the allocation for repairs and replacements is \$8,734 million, \$12.25 million is for modernization to upgrade aging equipment in order to comply with statutory mandates in accordance with the Chapter 399 of the Florida Statutes and the Florida Building Code, and \$4.25 million for emergency situations.

Negotiations conducted by Department of Procurement Management and General Services Administration staff, resulted in an approximate \$5 million negotiated price reduction from the price submitted by the recommended vendor, and a \$13.4 million (20% of the contract value for regular maintenance services) long term discount to be collected by the County over a 20 year contract, should the County exercise all options-to-renew.
